



October 24, 2008

Mr. Evan Harlow  
Project Planner  
Loudoun County, Virginia  
Department of Building and Development  
1 Harrison Street, SE  
Leesburg, VA 20177

**RE: Dulles Parkway Center II, Lot 12:  
Modification request of Zoning Ordinance Section 4-1119 Street Trees  
BCG Project #: 1221-01-021**

Dear Mr. Harlow,

We respectfully submit the following request of a design option per ZO Section 4-1119 for assistance in your review. This text is accompanied with the original "Exhibit A: Alternate Street Tree Locations" plan for view of the shifted plant materials.

**In response to your original comment, and similar concern from Zoning, we offer comment #34 for context:**

*Section 4-1119 of the Revised 1993 Loudoun County Zoning Ordinance states, "**Street Trees.** Trees shall be planted at a density of no less than one tree per twenty-five (25) linear feet along all areas dedicated for use for vehicular access....." The Landscape Plan on Sheet 7 does not appear to provide the necessary amount of street trees required along Centergate Drive and the internal alleyways.*

*In your narrative letter dated August 1, 2008, you state, "due to sight distance issues around the curvature of Lot 12 and storm outfall needs (per PD-TRC Buffer Yard and Screening Modification), a tree-lined streetscape is not possible." While Section 4-1118(B) provides relief from Buffer and Screening requirements within the PD-TRC district for projects developed in accordance with a Concept Development Plan, it does not relieve the project from meeting the requirements of Section 4-1119.*

*Section 4-1119 does empower the Planning Commission to allow substitute-planting locations. If the Applicant contends that trees cannot be planted along Centergate Drive due to sight distance issues and storm outfall needs, please provide substitute locations within the Landscape Plan on Sheet 7 to be evaluated by the Planning Commission. Please note that the tree density requirements along Centergate Drive must be met within the substitute tree locations. Please also provide street trees along all alleyways serving the 2 over 2 multi-family units. (RZO 4-1119)*

**Response:** *Street trees will be shown accordingly along the sticks of 4 and 5 along the eastern frontage to Centergate and along alleys and internal private streets where possible. Where this is not feasible (given sight distance issues and Centergate Drive utilities), alternative planting areas internal to the site are proposed (see Exhibit A for alternate locations).*

Bowman Consulting Group, Ltd.

Phone: \_\_\_\_\_

Attachment 6

\_\_\_\_\_ng.com

**Per the Revised 1993 Loudoun County Zoning Ordinance, as amended through December 3, 2007, Section 4-1119 fully states:**

*Street Trees: Trees shall be planted at a density of no less than one tree per twenty-five (25) linear feet along all areas dedicated for use for vehicular access. Such trees shall have a minimum caliper of 1 (one) inch and a height at maturity of 15 (fifteen) feet or more. If in the opinion of the Planning Commission at time of review of the Final Development Plan, upon the advice of the County Urban Forester/ Arborist, that street trees will not survive in a given location, substitute plantings or substitute locations may be provided.*

**Per your request of elaboration to our request of allowing plantings in alternate, internal locations to the site, as allowed for in Section 4-1119 we offer the following:**

In re-evaluation of the streetscape constraints, we found that there were pockets of acceptable areas that would allow for at least smaller street trees along just over approximately half of the street frontage to Centergate Drive. This included the entire front of the eastern portion of the site in front of 2/2 sticks of 4 and 5. There was also a pocket at the primary entrance at Concord Station Terrace. Along with the eastern pocket, this allowed for plantings at both the primary and secondary entrances for tree-lined entrances. Finally, to tie into the naturalized informal park, we focused a grouping of trees along the street to buffer the street and create more of a private park area.

For those areas in which street trees cannot be planted due to the lack of a likelihood of survivability it is partially due to utility easement locations and SWM/ BMP culvert construction, however, it is primarily due to site distance constraints. Due to the curvature of the street to connect to adjacent Moorefield Station, as approved by ZMAP 2005-0041, the sight distance lines became the defining edge of the housing and that, in turn, eliminated the possibility of street tree plantings along the central and west-central sections of the street frontage. This is due to the requirement of not allowing trees in sight distance easements by VDOT and thus would therefore require their removal from those areas, hence creating an area in which street trees will not survive.

As a result, there are 11 of a total of 41 trees that merited moving to alternate locations onsite. All 11 were situated in locations where they would either enhance buffering to other sites or were in relative proximity to Centergate Drive to still influence the streetscape visually.

If there are any further concerns or questions, please do not hesitate to contact me at [coldham@bowmancg.com](mailto:coldham@bowmancg.com) to review alternate planting ideas further.

Respectfully,  
Christopher T. Oldham, CA, CLA

CC: Steve Aylor, Miller & Smith  
Mark Baker, Bowman Consulting Group

**From:** Dana Malone  
**To:** Harlow, Evan  
**CC:** Stein, Theresa  
**Date:** 10/29/2008 9:22 AM  
**Subject:** Fwd: RE: Dulles Parkway Center II, Lot 12

Evan,

I've reviewed the revised alternate tree location and offer the following comments:

1. Identify the scale used on the plans set sheet.
2. I am satisfied with the arrangement and revised alternate tree location shown contingent upon verification on appropriate plan set sheets of VDOT's sight distance easements.

Dana

>>> Evan Harlow 10/28/2008 3:29 PM >>>  
Dana,

Please see attached revised alternate tree location. I'll be out of the office starting tomorrow through Monday. Please send your response by email and I will forward onto the representative. Thank you.

Evan